



~~June 17, 2003 CPC~~
~~August 19, 2003 CPC~~
~~October 21, 2003 CPC~~
February 17, 2004 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

00PR0149

Laverne C. Cole
(Cole C'Store)

Bermuda Magisterial District
North line of West Hundred Road

REQUEST: Site Plan Approval.

The applicant is requesting Planning Commission approval of a site plan as required by Proffered Condition 18 of zoning Case 97SN0150.

RECOMMENDATION

The applicant has requested and staff recommends deferral of the request for 180 days to allow the applicant time to resolve outstanding issues. Should the Planning Commission decide to approve this request, staff recommends the approval be subject to the following condition:

CONDITION

Plans shall be submitted for administrative review and approval which accomplish the attached staff review comments. (P)

GENERAL INFORMATION

Associated Public Hearing Case:

97SN0150 – ECI Cemetery Services of Virginia, Inc

Developer:

Laverne Cole

Providing a FIRST CHOICE Community Through Excellence in Public Service.

Design consultant:

Timmons Group

Location:

Northwest quadrant of the intersection of West Hundred Road and Rock Hill Road. Tax ID 797-655-3409 (Sheet 26).

Existing Zoning and Land Use:

C-2 with Conditional Use Planned Development; Vacant

Size:

2.1 acres

Adjacent Zoning and Land Use:

North - C-2 with Conditional Use Planned Development; Vacant and public/semi-public (Post Office)
South - A and A with Special Exception; Public/semi-public (cemetery and fire station)
East - C-3; Commercial or vacant
West - C-2 with Conditional Use Planned Development; Public/semi-public (Chester Police Station)

BACKGROUND

The proffered condition from the zoning case is listed below.

Zoning Case 97SN0150 Proffered Condition 18:

“Site plans shall be submitted for Planning Commission review and approval as set forth in Section 19-269 of the Zoning Ordinance. The developer shall notify all adjacent property owners and the last known President of Gay Farms Civic Association, at least twenty-one (21) days prior to the Planning Commission’s consideration of the site plan, of the time and date of the site plan consideration.”

CONCLUSIONS

Review of this site plan by the Chesterfield County Planning Commission is required by Proffered Condition 18 of zoning Case 97SN0150. The site plan has been through three (3) complete reviews by the site plan review staff. At this time, the nature and extent of the outstanding issues require significant revisions to the site plan submitted by the applicant.

Irrigation and hose bib plan, lighting plan and light fixture cutsheets have not been submitted. The architectural elevation presented by the applicant is not complete and does not match the site plan. These plans and elevations should receive staff review prior to Planning Commission review.

The applicant has provided notice to the Planning Department of the notification to all adjacent property owners and the last known President of Gay Farms Civic Association as required by Proffered Condition 18 of zoning Case 97SN0150.

Planning staff recommends deferral of this request.

CASE HISTORY

Planning Commission Meeting (6/17/03):

On their own motion, the Commission deferred this case to the Commission's August 19, 2003, public hearing.

Applicant (7/31/03):

The applicant requested a sixty (60) day deferral to the Commission's regular meeting in October 2003.

Planning Commission Meeting (8/19/03):

At the request of the applicant, the Commission deferred this case to October 21, 2003.

Staff (8/20/03):

The applicant was advised that a \$130.00 deferral fee must be paid prior to the October public hearing.

Applicant (9/3/03):

The applicant paid the deferral fee of \$130.00.

Planning Commission Meeting (10/21/03):

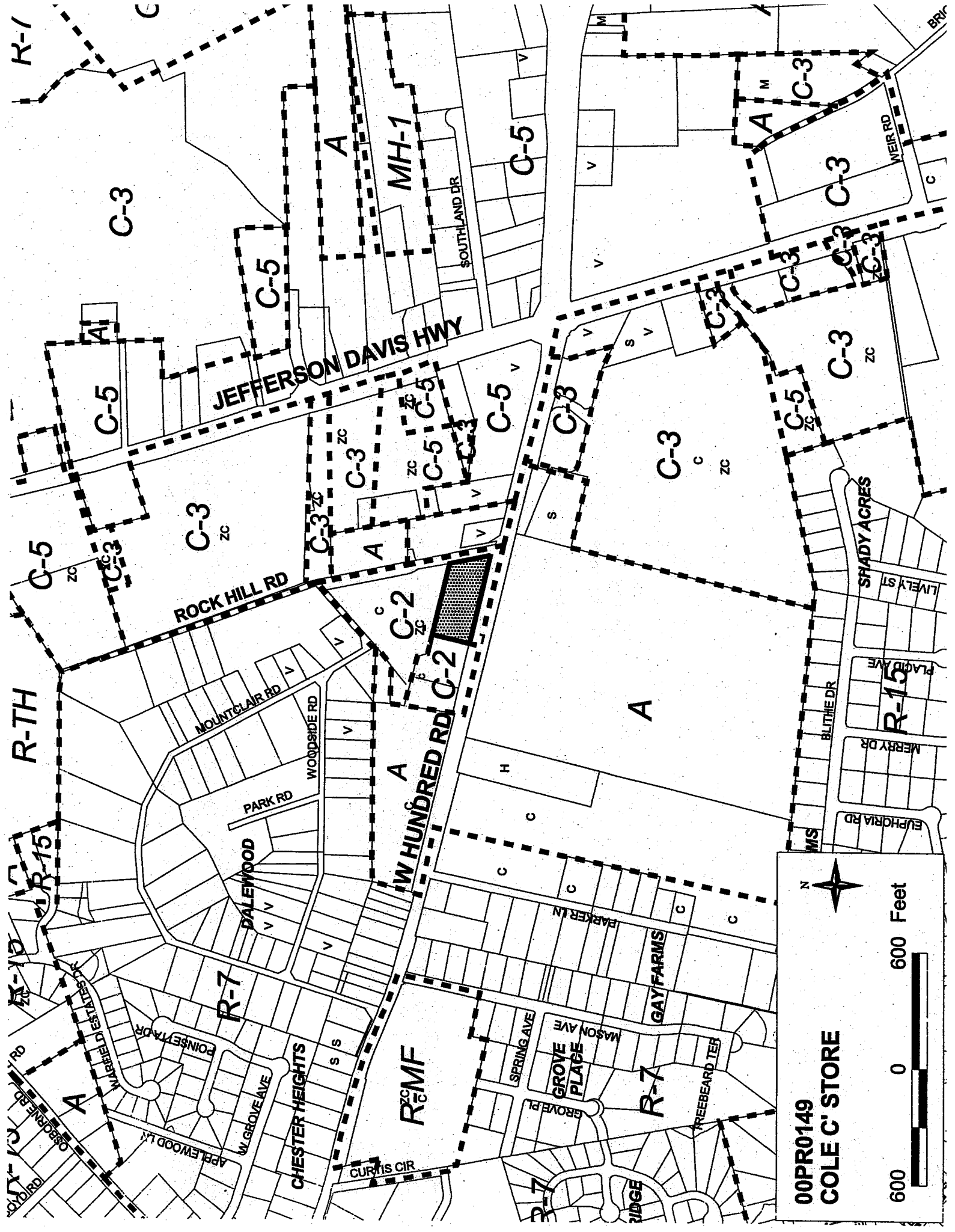
At the request of the applicant, the Commission deferred this case to February 17, 2004.

Staff (10/22/03):

The applicant was advised in writing that a \$130.00 deferral fee must be paid prior to the February public hearing.

Applicant (9/23/03):

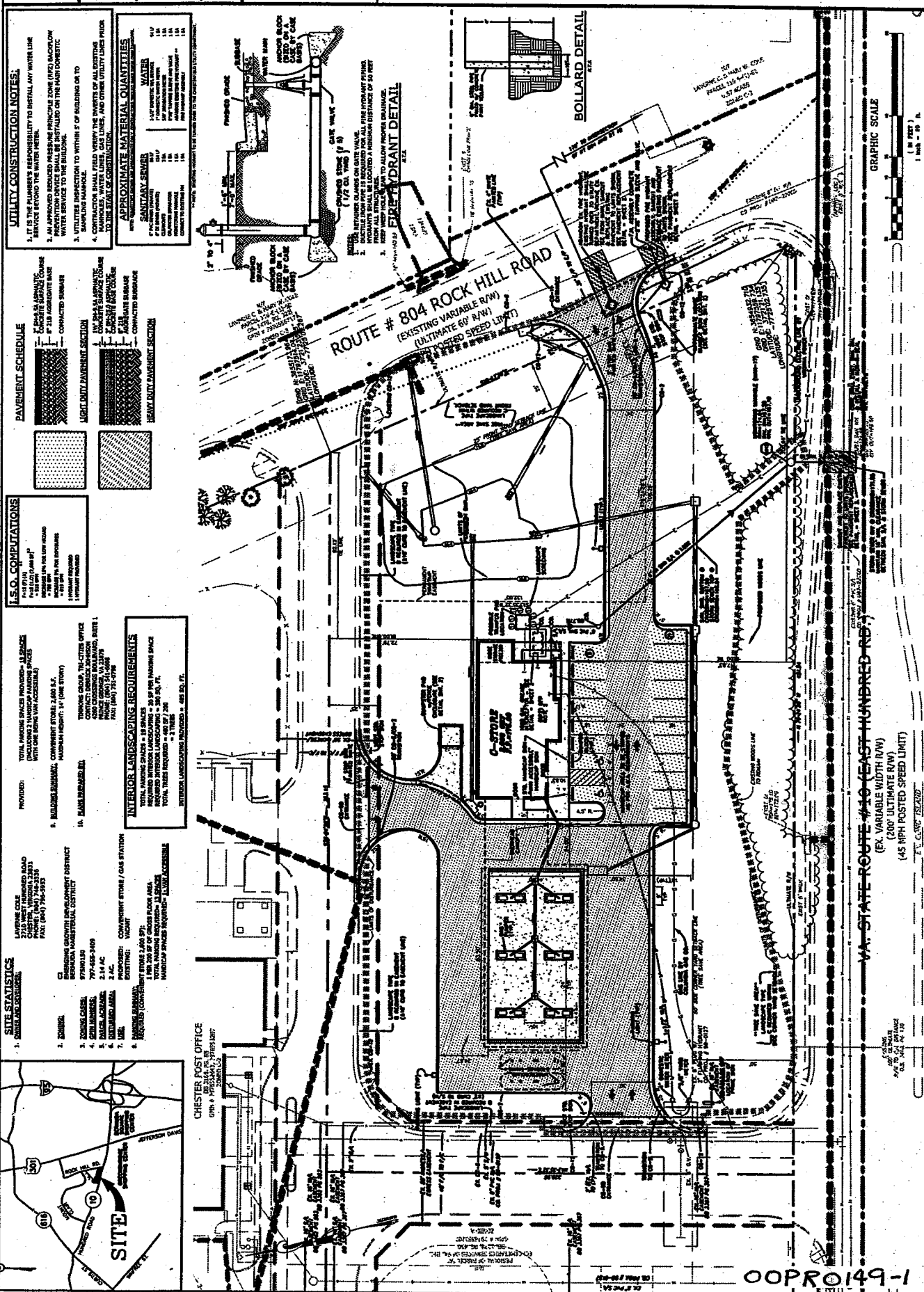
The applicant paid the \$130.00 deferral fee.



00PR0149
COLE C' STORE



600 0 600 Feet





DATE	7/10/02
BY	J. CHAPMAN
FOR	RESIDENTIAL
PROJECT	RESIDENTIAL
CLIENT	RESIDENTIAL
LOCATION	RESIDENTIAL
SCALE	1"=20'
DATE	7/10/02
BY	J. CHAPMAN
FOR	RESIDENTIAL
PROJECT	RESIDENTIAL
CLIENT	RESIDENTIAL
LOCATION	RESIDENTIAL
SCALE	1"=20'

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CLIENT	RESIDENTIAL
LOCATION	RESIDENTIAL
SCALE	1"=20'
DATE	7/10/02
BY	J. CHAPMAN
FOR	RESIDENTIAL
PROJECT	RESIDENTIAL
CLIENT	RESIDENTIAL
LOCATION	RESIDENTIAL
SCALE	1"=20'

TIMMONS GROUP

C-STORE
BERNARD DISTRICT - CHESTERFIELD COUNTY, VIRGINIA
LANDSCAPE PLAN

210001
L7

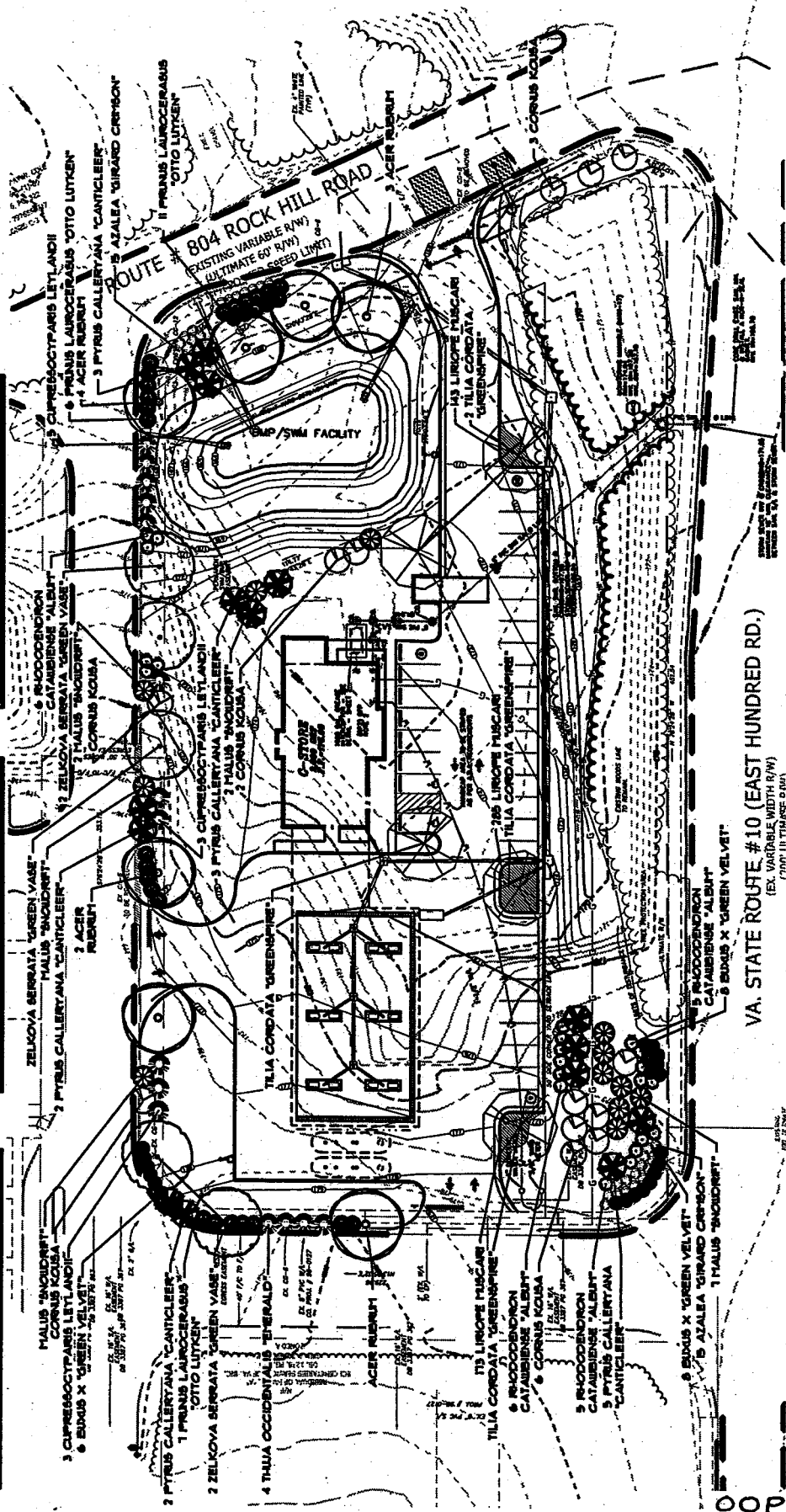
COUNTY SITE PLAN # 00PRO149-2 COUNTY PROJECT # 96-0309

PLANT STOCK - FORMER LANDSCAPE CALCULATIONS			
TYPE OF PLANT	# REQUIRED	# EXISTING	# PROPOSED
LARGE DECIDUOUS TREES	1	1	0
SMALL DECIDUOUS TREES	1	1	0
EVERGREEN TREES	1	1	0
MEDIUM SHRUBS	1	1	0
LOW SHRUBS/PERENNIALS	1	1	0
SUPPLEMENT	1	1	0

PLANT STOCK - FORMER LANDSCAPE CALCULATIONS			
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EVERGREEN TREES	1	1	0
MEDIUM SHRUBS	1	1	0
LOW SHRUBS/PERENNIALS	1	1	0
SUPPLEMENT	1	1	0

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LOW SHRUBS/PERENNIALS	1	1	0
SUPPLEMENT	1	1	0

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SUPPLEMENT	1	1	0

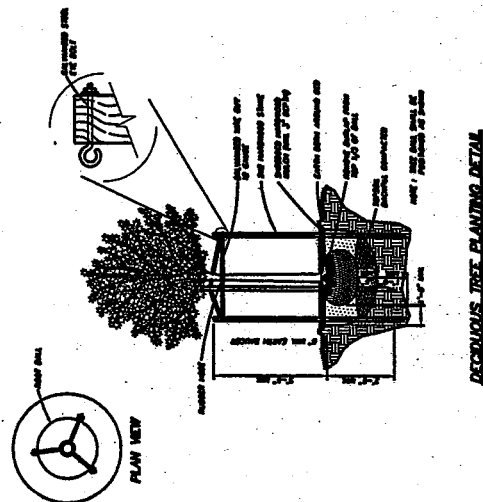


00PRO149-2

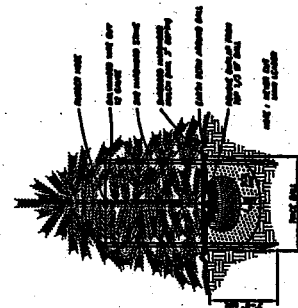
1. ALL PLANT MATERIALS TO BE PLANTED BY THE CONTRACTOR SHALL BE APPROVED BY THE DISTRICT ENGINEER OF THE DISTRICT OF COLUMBIA, AND SHALL BE OBTAINED FROM A REPUTABLE SOURCE.
2. ALL PLANT MATERIALS TO BE PLANTED BY THE CONTRACTOR SHALL BE OBTAINED FROM A REPUTABLE SOURCE.
3. ALL PLANT MATERIALS TO BE PLANTED BY THE CONTRACTOR SHALL BE OBTAINED FROM A REPUTABLE SOURCE.
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10. ALL PLANT MATERIALS TO BE PLANTED BY THE CONTRACTOR SHALL BE OBTAINED FROM A REPUTABLE SOURCE.

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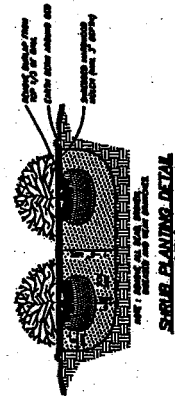
PLANT MATERIALS LIST



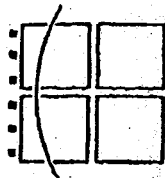
DECIDUOUS TREE PLANTING DETAIL



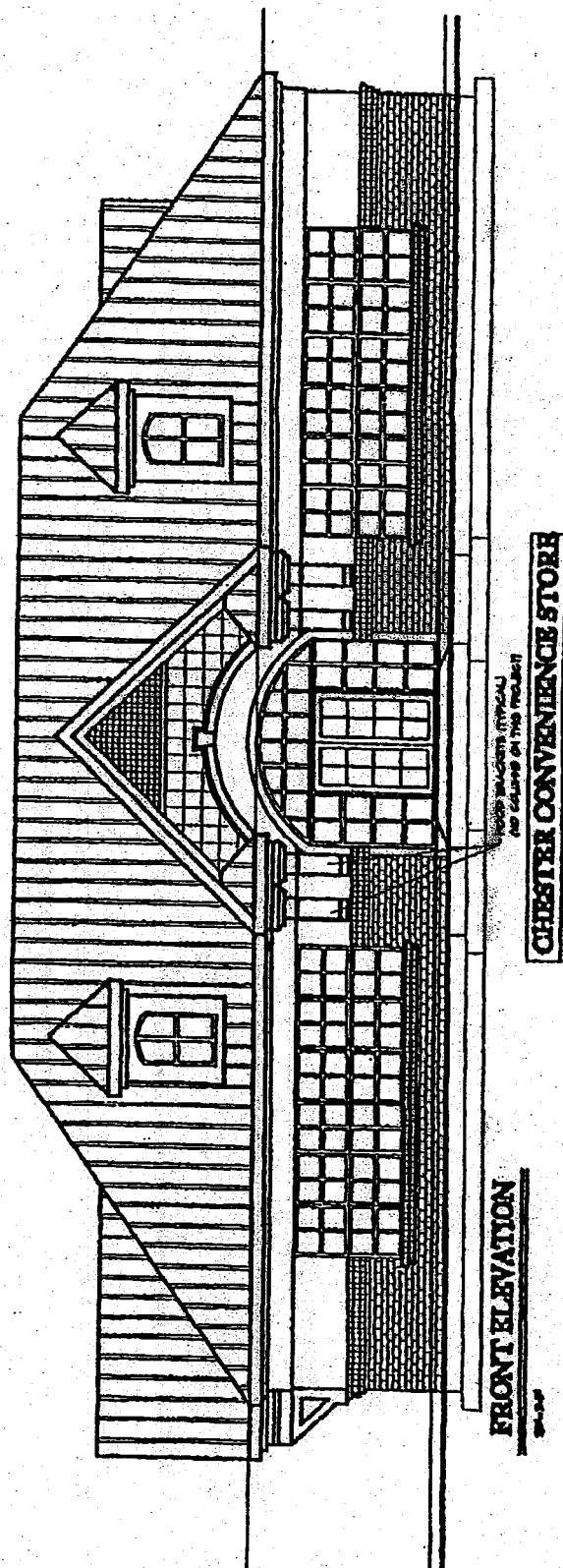
CONIFEROUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



McAlister + Peltz
Architecture, P.C.
401 Southlake Boulevard
Richmond, Virginia 23236
(804) 794-7317 • Fax (804) 379-0010
e-mail: MPArch@aol.com



STAFF REVIEW COMMENTS:

1. A VDOT generated and Chesterfield County approved new open cut detail must be added to the plan. (T & VDOT)
2. A detailed work area protection layout, to include a construction sequencing / maintenance of traffic plan and narrative for all construction activities within state maintained right-of-way must be shown on the plans. These plans can be found in the "Virginia Work Area Protection Manual" dated 2003. (T & VDOT)
3. Show and label UD-4 along with CG-11 line across the site entrance. (T & VDOT)
4. The meter sizing form now shows flush valve toilets, which requires a 1.5" meter. If tank-type toilets are used, the 1" shown will be adequate. (U)
5. Show the existing manhole number as "V". (U)
6. Show the storm sewer on the sewer lateral profile near the existing manhole. (U)
7. It is recommended to show the sewer lateral as ductile iron pipe and to reduce the slope to 1.00% to pick up more cover. (U)
8. The off-site phosphorous loading factor for the off-site drainage area in Step 4 of Worksheet A must be revised using the loading factor from Table 1 as Table 1a is no longer valid. (EE)
9. The 10' safety bench for the SWM/BMP must start at the water quality water surface elevation. The profile for the riser states the water quality water surface elevation is at 165' while the safety bench begins at elevation 166'. Revise accordingly. (EE)
10. The BMP cross-section on Sheet 4a must be revised to match the proposed BMP design. (EE)
11. Provide a floor plan that supports the square footage of uses and parking calculations. (previous comment 3) (P)
12. Per previous comment 4, revise the grading and storm water sewer as needed to retain all trees within the front yard setback and the corner side yard setback. This may require a retaining wall and a relocation of parking to allow this wall to be located outside of the setback. (P)
13. Per previous comment 6, relocate the sanitary sewer out of the tree save area. For this site you may locate the sanitary sewer 30 feet or more from existing trees. (P)

14. Per previous comment 10, relocate the electric service line outside of the tree save area. For this site you may locate the electric service 30 feet or more from existing trees. (P)

15. Architectural elevations of the store and gas canopy must be submitted that reflect the site plan layout and that is compatible with the Chester Police Station. (P)

16. Lighting plans and cutsheets must be reviewed and approved. (P)

17. Irrigation/hose bib plan must be reviewed and approved. (P)

18. Per previous comment 24, a sign package must be reviewed and approved. (P)